



Revised Village Description

May 26, 2009
General Plan Update Task Force Meeting

At the April 2009 meeting, the Task Force requested that staff better define an east San Jose hub (with suggested possible locations at the intersection of Berryessa & Capitol, at the Eastside Union High School District offices, at the intersection of Story & King, and at the Alum Rock BART station). In response, staff comprehensively evaluated all villages, hubs, and corridors in order to identify or re-consider identified growth areas (some in east San Jose) and to potentially resize and/or reclassify identified growth areas accordingly. This document outlines the findings and outcomes of that analysis.

Staff first added identified planned growth areas for the remaining stations along existing and planned light rail, heavy rail, BART, and Bus Rapid Transit (BRT). For example, new growth areas were identified at existing light rail stations at the intersections of Race & Parkmoor, Capitol & Penitencia Creek, and Capitol & Emilie/Wilbur. Additional or expanded growth areas were also identified in the vicinity of the planned Milpitas BART station (along Lundy) and the Flea Market BART station (along Berryessa).

Second, staff looked for practical opportunities to expand any of the identified growth areas in east San Jose, the key difference between a “hub” and a “village” being the amount of land considered to have potential for redevelopment. As a result, one village in eastern San Jose was expanded (at Capitol & McKee). Enlarged village areas along the Capitol light rail line and additional identified growth areas in proximity to Capitol Line light rail stations provide the best opportunities to meet the Task Force goal of expanding commercial support uses in east San Jose. The job and housing growth capacity along the Capitol Avenue light rail line is significant and cumulatively comparable to the Oakridge and Valley Fair areas in amount of total development capacity.

After considering the difference between a “hub” and a “village”, staff concluded that other characteristics (e.g. proximity to transit and the type of transit) may have more significance in determining how to address a potential growth area. As a result, staff reorganized the villages, hubs, and corridors in order to better describe their character and to facilitate planning for job and/or housing growth in each area into the following categories:

- BART/Caltrain Station Villages
- Existing Light Rail Villages & Corridors
- Planned Light Rail or BRT Villages & Corridors
- Commercial Center Villages & Corridors
- Neighborhood Villages

Envision San Jose 2040

Classification of “Village” Growth Areas, Revised (5/20/09)

BART/Caltrain Villages

VT1 - Lundy/Milpitas BART
VT2 - Berryessa BART
VT3 - Alum Rock BART
VT4 - Diridon / The Alameda (East)
VT5 - Santa Clara / Airport West (FMC)
VT6 - Blossom Hill / Hitachi
VT7 - Blossom Hill / Monterey Road

Light Rail Villages (Existing LRT)

VR8 - Curtner Light Rail/Caltrain
VR9 - Race Street Light Rail
VR10 - Capitol/87 Light Rail
VR11 - Penitencia Creek Light Rail
VR12 - N. Capitol Av/Hostetter Road
VR13 - N. Capitol Av/Berryessa Road
VR14 - N. Capitol Av/Mabury Road
VR15 - N. Capitol Av/McKee Road
VR16 - S. Capitol Av/Capitol Expy.
VR17 - Oakridge Mall and Vicinity
VR18 - Blossom Hill Road/Cahalan Ave.
VR19 - Blossom Hill Road/Snell Ave.

Light Rail Corridors (Existing LRT)

CR20 - N. 1st Street
CR21 Southwest Expressway

Light Rail Villages (Planned LRT)

VR22 - Arcadia/Eastridge Light Rail
VR23 - E. Capitol Expy/Silver Creek Road
VR24 - Monterey Hwy/Senter Road
VR25 W. Capitol Expy/Monterey Road
VR26 - E. Capitol Expy/McLaughlin Dr
VR27 - W. Capitol Expy/Vistapark Dr

Light Rail Corridors (Planned BRT/LRT)

CR28 - E. Santa Clara Street
CR29 - Alum Rock Avenue
CR30 - The Alameda (West)
CR31 - W. San Carlos Street
CR32 - Stevens Creek Boulevard

Commercial Center Villages & Corridors

C33 - Story Road/McLaughlin Ave.
C34 - Tully Road/S. King Road
C35 - Valley Fair/Santana Row and Vicinity
C36 - Paseo de Saratoga and Vicinity
C37 - Santa Teresa Bl/Bernal Road
C38 - Winchester Boulevard
C39 - S. Bascom Avenue (North)
C40 - S. Bascom Avenue (South)
C41 - Saratoga Avenue
C42 - Story Road
C43 - S. De Anza Boulevard
C44 - Camden/Hillsdale Avenue
C45 - County Fairgrounds
C46 - Meridian / Parkmoor

Neighborhood Villages

V47 - Landess Av/Morrill Ave.
V48 - Piedmont Road/Sierra Road
V49 - McKee Road/ Toyon Ave
V50 - McKee Road/White Road
V51 - N. Capitol Av/Madden Av
V52 - E. Capitol Expy/Foxdale Dr
V53 - Quimby Road/S. White Road
V54 - Aborn Road/San Felipe Road
V55 - Evergreen Village
V56 - EEHVS –Pleasant Hills Golf Course
V57 - S. 24th St/William Ct.
V58 - Monterey Road/Chynoweth Road
V59 - Santa Teresa Bl/Cottle Road
V60 - Santa Teresa Bl/Snell Ave
V61 - Bollinger Road/Miller Ave.
V62 - Bollinger Road/Lawrence Expy
V63 - Hamilton Av/Meridian Ave.
V64 - Almaden Expy/Hillsdale Ave.
V65 - Foxworthy Av/Meridian Ave.
V66 - Branham Ln/Pearl Ave.
V67 - Branham Ln/Meridian Ave.
V68 - Camden Av/Branham Ln
V69 - Kooser Road/Meridian Ave.
V70 - Camden Av/Kooser Road
V71 - Meridian Av/Redmond Ave.
V72 - Almaden Expy/Camden Ave.
V73 - Almaden Expy/Via Valiente